



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, NOVEMBER 14, 2012
12:00 PM
NUEVA MARAVILLA
4909 CESAR E. CHAVEZ
LOS ANGELES, CA 90022
(323) 260-2188**

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1. Call to Order

2. Roll Call

**Henry Porter Jr., Chair
Val Lerch, Vice Chair
Hope Boonshaft
James Brooks
Alma Cibrian
Zella Knight**

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of October 24, 2012

4. Report of the Executive Director

5. Presentation

CDF award presentation

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.



Regular Agenda

7. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, October 24, 2012

The meeting was convened at the Westknoll Apartments, 838 N. Westknoll Drive, West Hollywood, CA.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Henry Porter at 12:10 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Henry Porter, Chair	X	
Val Lerch, Vice Chair	Late	
Zella Knight	X	
Hope Boonshaft		X
James Brooks	X	
Alma Cibrian	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Margarita Lares, Director, Assisted Housing
Maria Badrakhn, Director, Housing Management

GUESTS PRESENT:

No guest present

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Cibrian, seconded by Commissioner Brooks with Commissioner Knight abstaining, the Minutes of the Regular Meeting of September 26, 2012 were approved with correction to spelling in the Report of the Executive Director.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas invited Maria Badrakhan, Housing Management Director to introduce her Property Supervisors and staff.

Emilio Salas announced that the Growing Experience at Carmelitos hosted a Farm Dinner on October 7, 2012, raising funds for the program. In addition, a grand opening will be held on October 20, 2012 for a Farmer's Market. The Growing Experience will be receiving an award from CAHA (California Association of Housing Authorities) for Housing America Month.

Emilio Salas informed the Commissioners that earlier this month we received news that the City of Lancaster had settled its lawsuit with the NAACP (National Association for the Advancement of Colored People) and other plaintiffs. Their settlement agreement includes the creation of a new committee to review city ordinances and policies to determine if they have a disparate impact on the African American and Latino community. Claims from Lancaster and Palmdale against the housing authority continue to move forward.

Emilio Salas stated that on October 18, 2012 he attended a CAHA meeting in the City of Oceanside. Topics discussed included the effects of sequestration. Also, he shared that many housing authorities are reviewing their administrative plan to implement the provisions for pulling back vouchers. Several housing authorities reported that they have gone through the "over leasing" experience and shared best practices with us on how to address it.

Sean Rogan, Executive Director stated that on October 23, 2012 the Board of Supervisors approved the transfer of \$11 million dollars from the dissolved Redevelopment funds. The funds will assist with the development of affordable housing projects and a NOFA (Notice of Funding Availability) will be going out within the next 60 days.

Emilio Salas stated that the Housing Authority was awarded funding for the Family Self Sufficiency (FSS) program.

Emilio Salas updated the Commissioners on the update of the Community Development Commission/Housing Authority move. The current administrative office in Monterey Park will begin the move on the day before Thanksgiving, November 21, 2012 and will be fully operational the following Monday, November 26, 2012. The Santa Fe Springs building will begin the move on Friday, December 21, 2012, and be fully operational by Monday, December 24, 2012.

Emilio Salas informed the Commissioners that the Emergency Solutions Grant, which is the federal homeless grant that we receive from HUD has a new focus to prevent homelessness and to rapidly re-house persons who are homeless. We have been working with LAHSA (Los Angeles Homeless Service Authority) to develop and implement a new project that takes lessons learned under HPRP (Homelessness Prevention and Rapid Re-Housing Program) and provide a similar

type of program that will be targeted to homeless families. The project will be called the Family Solutions Centers. Several non-profits to be selected by mid-November, will be funded throughout the County of Los Angeles with funding from both the City and County of Los Angeles to provide rental and move in assistance to families who are homeless. The total 18 month budget will be \$5.8 million, with \$1.3 million from the County of Los Angeles Emergency Solutions Grant.

Emilio Salas reminded staff that the next scheduled Housing Commission meeting will be held at Nueva Maravilla. The following meeting will be held at our new building in Alhambra.

Agenda Item No. 5 – Presentation

None

Agenda Item No. 6 - Public Comments

Rivka Dayan, Kings Road Resident – Stated that there is no recourse for residents to resolve issues or disputes with the Housing Authority management. She expressed that the residents feel that when they try to contact the Board of Commissioners, the Housing Authority prevents any communication.

Pam Komac, Kings Road Resident – Inquired about the structure of the Housing Commission. Ms. Komac stated that problems at the housing site cannot be resolved by management. She presented the Housing Commissioners a handout with various references to County Code policies (on file for reference). Ms. Komac addressed the Housing Commission with concerns of a conflict of interest with the governing body and the Housing Commissioners. She additionally stated she felt that the Housing Commissioners were in their positions to only circumvent CEQA (California Environment Quality Act) and to be used as oversight of the Community Development Commission.

Guenter Keunecke, Westknoll Apartments Resident – Thanked the Westknoll staff for their hard work and for the upkeep of the building. Mr. Keunecke stated that the living conditions are excellent and the staff is very attentive and willing to assist the building residents.

Lidia Plotkina, Westknoll Apartments Resident – Expressed her appreciation and gratitude to the staff of Westknoll Apartments. Ms. Plotkina is very happy and feels secure living in the building.

Regular Agenda

On Motion by Commissioner Knight seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

AWARD OF CONSTRUCTION CONTRACT FOR THE SOUTH SCATTERED
SITES EXTERIOR REHABILITATION AND PAINTING PROJECT (SECOND
DISTRICT)
AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with A.J. Fistes Corporation, the lowest responsive and responsible bidder, in the amount of \$170,980, to complete exterior painting at 14 scattered public housing sites in unincorporated South Los Angeles County, using funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee, if necessary, to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$34,196 for unforeseen project costs, using the same source of funds.
4. Recommend that the Board of Commissioners find that the approval of the Contract and the project for exterior painting at scattered public housing sites in unincorporated South Los Angeles County are exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

Agenda Item No. 10 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Knight thanked staff for their work and commented that the Westknoll building was beautiful and well kept.

Commissioner Knight informed the meeting attendees that the Housing Authority staff and Executive Director address various housing topics at meetings held in Washington D.C. The Housing Authority gets involved and advocates on behalf of the residents.

Commissioner Cibrian thanked staff for the informative explanation of CEQA.

Commissioner Lerch thanked staff and apologized for his late arrival.

Commissioner Brooks stated that he is impressed with so much hard work being done at the sites. He is happy to see all the work that is put in to improve the quality of life for the residents.

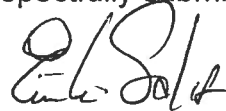
Commissioner Porter thanked staff for the continued hard work. He reminded the Housing Commissioner of the Metlife award ceremony that will be held prior to the next Housing Commission meeting.

Commissioner Porter also reminded the Housing Commission of the upcoming Bipartisan Policy Commission meeting that will be held on December 3, 2012 at the new Alhambra building.

Commissioner Porter thanked the residents for their positive statements that were shared about their residence.

On Motion by Commissioner Porter, the Regular Meeting of October 24, 2012, was adjourned at 1:03 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "E. Rogan", written over a horizontal line.

for SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

November 14, 2012

TO: Housing Commissioners
FROM: Margarita Lares, Director, Assisted Housing Division
RE: **FSS PROGRAM UPDATE – OCTOBER 2012**



The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

Activities

NUMBER CURRENTLY ENROLLED	575	As of October 1, 2012
NEW ENROLLMENTS	24	FSS Participants Enrolled
CONTRACTS EXPIRED	1	FSS Contract Expired
DIRECT ASSISTANCE REFERRALS	47 26 259 137 120 122 7 79 83 267	Workforce Centers Home Ownership Program/Seminars/Workshops Job Referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts Transportation Assistance Health & Food Services Other Social Services
NETWORK MEETINGS	1 1 1 1 1 1 1 1	Nueva Maravilla Vision Team Meeting Carmelitos Vision Team Meeting Spa 7 Community Partnership Meeting SASSFA Partners Meeting Service Area Advisor Committee (SAAC) Meeting Southern California FSS Network Meeting CDFS: Building Community Partnership Meeting Hosted Department of Consumer Affairs Credit Training
GRADUATIONS	0	Graduation

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:MP:WB:dt

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are descriptions of frequently used language in the monthly FSS Report.

1. **SASSFA**-Acronym for Southeast Area Social Services Funding Authority. They oversee all the funding for Worksource Centers, who provide job training, job placement, and skill assessment. We have a partnership with them, which in turn benefits our clients by providing services that we would not be able to provide on our own. There are about 75 Worksource Centers located in Southern California.
2. **The Employment Network Job Board** is located in the Family Self-Sufficiency department of the Assisted Housing Division located at 12131 Telegraph Road, Santa Fe Springs, CA and is a compilation of job leads, job requests and training information supplied by our various partnered agencies and is updated on a bi-weekly basis. The network board may also include referrals to other types of services, such as job fairs, resume preparation or social services. All these resources are shared with FSS participants.
3. **Emergency Transportation Assistance** refers to bus tokens issued by FSS staff to FSS participants who are having short term transportation problems. This would include those who have started a new job and need transportation assistance until they receive a pay check; those who need assistance in order to get to a job interview; those who are starting school and may not have been able to make arrangements to carpool prior to enrollment; those who have had a temporary transportation emergency, such as a automobile accident or auto break down. Part of this assistance may also include referrals to other agencies which may have bus tokens or passes available.


Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

November 14, 2012

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



**SUBJECT: FINAL REPORT ON THE STATUS OF THE AMERICAN RECOVERY
AND REINVESTMENT ACT (ARRA) OF 2009 GRANTS**

The entire budgets for the Homelessness Prevention and Rapid Re-Housing Program (HPRP) and the Community Development Block Grant-Recovery Program (CDBG-R), have been expended, \$12,197,108.00 and \$8,080,529.00, respectively. All Federal and local requirements have been met and there will be no further reporting to the Los Angeles County Housing Commission on these grants.

TG:AC:ec

H://TG/ARRA/Status Reprot For CDBG-R & HPRP (As of November 2012)

Contract Status Report

Project Filter Options
Program: All Programs
Department: All Departments
Dev. Stage: All Stages
District: All Distr.

Proj. Manager: All Managers
Team Member: All Team Members
Fund Source: All Funds

FOR YOUR INFORMATION ONLY

District Project Name		Contractor Name		Original Contract	Current Contract	% Cng	Approved Payments	%Cmpl	Pending Action / Forecast	Status
1st	Francisquito Villa New Roof <u>Tracker #:</u> TP003078	Harry H. Joh Construction Inc.		\$401,824	\$407,200	1%	\$407,200	100%	The project is complete and we are preparing the final payments and paperwork to close out the	
1st	JOC #2 - Francisquito Villa and Whittier Manor Air <u>Tracker #:</u> TP003171	Harry H. Joh Construction Inc.		\$76,174	\$76,174	0%	\$76,174	100%	HJ Construction will submit close out documents and upon final acceptance of the project by HIM, CMD will release retention.	
1st		Harry H. Joh Construction Inc.		\$104,959	\$104,959	0%	\$104,959	100%		
1st	JOC #2 - Herbert and Whittier Exterior Painting <u>Tracker #:</u> TP003165	Harry H. Joh Construction Inc.		\$121,579	\$121,579	0%	\$121,579	100%	C & M Painters have completed the project and punch list items. HJ Construction needs to complete installation of 8 outstanding windows and seal the ground floor.	
1st		C&M Painters		\$62,950	\$75,540	20%	\$58,317	77%		
1st	JOC #2 - Nueva Maravilla Photovoltaics Mounting St <u>Tracker #:</u> TP002932	Harry H. Joh Construction Inc.		\$1,530,984	\$1,530,984	0%	\$434,792	28%	Contractor correcting items addressed by Jennifer commissioning report. Building 1 and 2: racking and PV panels in place.	
1st	Nueva Maravilla Xeriscaping and Irrigation <u>Tracker #:</u> TP002934	American Landscaping, Inc.		\$1,517,185	\$1,570,220	3%	\$1,408,616	90%	The project is substantially complete. The gate arm for Rosas is not functional yet. There is another detector loop that needs to be put in. We are finalizing the design for that. We are also finalizing the account and preparing to close out the project.	
2nd	Athens Kitchen and Bathroom Remodel <u>Tracker #:</u> TP003168	Corral Construction		\$152,235	\$152,235	0%	\$152,235	100%	The project is completed and were preparing the notice of completion for recording.	
2nd	South County ADA Upgrades <u>Tracker #:</u> TP003167	EPIC		\$82,318	\$83,818	2%	\$83,818	100%	The project is completed and we will prepare the Certificate of Completion for Recording.	

District	Project Name	Contractor Name	Original Contract	Current Contract	Status			
			Amount	Amount	% Cng	Approved		
					Orders	Payments	%Cmpl	Pending Action / Forecast
4th	Carmelitos Parking Lots Replacement <u>Tracker #:</u> TP003246	Torres Construction	\$1,440,790	\$1,440,790	0%	\$789,201	55%	Torres Construction has started pulverization at parking lot 19, learning center and seniors parking
4th	Harbor Hills Kitchen Remodel - Phase II <u>Tracker #:</u> TP002955	Cal-City Construction, Inc.	\$2,220,000	\$2,220,000	0%	\$1,674,092	75%	We have 176 of 203 completed units. 10 units are in construction. We are on schedule and there are no other issues at this time.
4th	Sundance Vista Exterior Stairs and Handrails Repla <u>Tracker #:</u> TP003172	Hoffman Management & Construction Corp	\$81,254	\$86,053	6%	\$86,052	100%	Project is 100% completed. Contractor needs to complete Labor Compliance documents for close
4th	Whittier Manor Roof Replacement <u>Tracker #:</u> TP003173	Leiner Roofing Company	\$219,450	\$202,810	-8%	\$202,810	100%	Upon execution of the manufacturer's warranty by MB Technology, project is completed and 5% retention will be released to the contractor by mid-Nov.
5th	Foothill Villa Elevators Assessment <u>Tracker #:</u> TP002805	M.L. CONSTRUCTION	\$603,565	\$700,644	16%	\$309,228	44%	Electrical transfer/ switchboard completed October 9, 2012. Elevator no.1 approved by State elevator inspector, and back in service. Elevator no. 2 under construction until December.
5th	Orchard Arms Site Improvements - Phase II <u>Tracker #:</u> TP003076	California Aveland Construction	\$922,490	\$922,490	0%	\$176,968	19%	Exterior work at Building #1 is completed; painting is in progress at Building #2. Contractor will start flooring installation at Building #1 in Nov. Project is about 30% completed.
TOTALS:			\$9,537,757	\$9,695,496	2%	\$6,086,041		